

## Section 1-2000. Establishment of Use Groups.

1-2001. **Purpose.** This Section classifies land uses and activities into use groups on the basis of common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and certain site factors. The use groups provide a systematic basis for assignment of present and future uses to zones. The decision to allow or prohibit the use groups in the various zones is based on the goals and policies of the Comprehensive Plan.

1-2002. **Use Group Titles.** The names of the use groups start with capital letters throughout this Article.

1-2003. **Classification of Uses.**

**A. Considerations.**

1. Uses are assigned to the group whose description most closely describes the nature of the primary use. The "Characteristics" subsection of each use group describes the characteristics of each use group. Developments may have more than one primary use. Developments may also have one or more accessory uses. Developments with more than one primary use are addressed in Paragraph B. below. Accessory uses are addressed in Paragraph C. below.
2. The following items will be considered to determine what use group the use is in, and whether the activities constitute primary uses or accessory uses:
  - a. The description of the activity in relationship to the characteristics of each use group;
  - b. The relative amount of site or floor space and equipment devoted to the activity;
  - c. Relative amounts of sales from each activity;
  - d. The customer type for each activity;
  - e. The relative number of employees in each activity;
  - f. Hours of operation;
  - g. Building and site arrangement;

- h. Vehicles used with the activity;
- i. The relative number of vehicle trips generated by the activity;
- j. Signs;
- k. How the use advertises itself; and
- l. Whether the activity would be likely to be found independent of the other activities on the site.

- B. **Developments with multiple primary uses.** When all of the primary uses of a development fall within one use group, then the development is assigned to that use group. For example, a development that contains a retail bakery and a café would be classified in the Retail Sales use group because all the primary uses are in that group. When the primary uses of a development fall within different use groups, each primary use is classified in the applicable group and is subject to the regulations for that group.
- C. **Accessory uses.** Accessory uses are allowed by right in conjunction with the use unless stated otherwise in the regulations. Also, unless otherwise stated, they are subject to the same regulations as the primary use. Common accessory uses are listed as examples with the groups.
- D. **Use of examples.** The "Examples" subsection of each use group provides a list of examples of uses that are included in the use group. The names of uses on the lists are generic. They are based on the common meaning of the terms and not on what a specific use may call itself. For example, a use whose business name is "Wholesale Liquidation" but that sells mostly to consumers, would be included in the Retail Sales group rather than the Wholesale Sales group. This is because the actual activity on the site matches the description of the Retail Sales group.
- E. **Administration.** The Director of Building Development Services shall determine the appropriate classification of uses. The decision of the Director may be appealed to the Administrative Review Committee.

1-2004. **Residential Use Groups. (Reserved)**

1-2005. **Office Use Group.**

- 1. **Characteristics.** Office uses are characterized by activities conducted in an office setting that focus on the provision of goods and services, usually by professionals. General Office uses are characterized by activities that generally focus on business, government, professional, or financial services. General Office uses also include

some activities that are less service-oriented and focus on the development, testing, production, processing, packaging, or assembly of goods and products, which may include digital products such as internet home pages, media content, designs and specifications, computer software, advertising materials, and others. The Medical Office use group includes medical and dental offices and clinics and is listed separately from General Office because these uses tend to generate higher traffic counts and require more off-street parking.

2. Accessory uses. Accessory uses may include cafeterias, health facilities, parking or other amenities primarily for the use of employees in the firm or building.
3. Examples. Examples include uses from the two subgroups listed below:
  1. General Office: Professional services such as lawyers or accountants; financial businesses such as lenders, brokerage houses, banks, or real estate agents; sales offices; government offices and public utility offices; blood collection facilities; software and internet content development and publishing; computer systems design and programming; graphic and industrial design; engineers, architects; telecommunications service providers; data processing; television, video, radio, internet, and recording studios and broadcasting; scientific and technical services; and medical and dental labs.
  2. Medical Office: Medical and dental offices and clinics.
4. Exceptions.
  - a. Offices that are part of and are located with a firm in another category are considered accessory to the firm's primary activity. Headquarters offices, when in conjunction with or adjacent to a primary use in another category, are considered part of the other category.
  - b. Contractors and others who perform services off-site are included in the General Office category if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site.
  - c. Medical and dental laboratories and research facilities do not include the manufacture of pharmaceutical or other products for general sale or distribution. In addition, no toxic substances, explosives, radioactive material, highly flammable substances or other materials that pose a threat to public health and safety, due to their quantities or location, shall be utilized in the research operations.

1-2006.       **Commercial and Services Use Groups.**

A.       **Retail Sales Use Group.**

1.       **Characteristics.** Retail Sales firms are involved in the sale lease or rent of new or used products to the general public. They may also provide personal services or entertainment or provide product repair or services for consumer and business goods.
2.       **Accessory uses.** Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale, and parking. Restricted production and repair of goods sold on site or similar goods is also permitted as an accessory use.
3.       **Examples.** Examples include, but are not limited to, stores selling, leasing or renting consumer, home, and business goods, including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationary, and videos; food sales, and sales or leasing of consumer vehicles including passenger vehicles, motorcycles, light and medium trucks, and other recreational vehicles if outdoor activities are permitted by the district.
4.       **Exceptions.**
  - a.       Lumber Yards and other building material sales that sell primarily to contractors and do not have a retail orientation are classified as Wholesale Sales.
  - b.       Sales, rental, or leasing of heavy trucks and equipment is classified as Wholesale Sales.

B.       **Personal Services Use Group.**

1.       **Characteristics.** Personal Service Uses are establishments for the sale of personal services or establishments engaged in providing services involving the care of a person of his or her personal goods or apparel, but not including personal storage.
2.       **Accessory uses.** Accessory uses may include offices, storage of goods and parking,
3.       **Examples.** Examples include, but are not limited to, locksmiths; laundromats; photographic studios; photocopy and blueprint services;

hair, tanning, and personal care services; dance or music classes; and animal grooming.

**C. Eating and Drinking Establishments Use Group.**

1. **Characteristics.** The Eating and Drinking Establishments Use Group includes uses that are involved in the preparation and sale of food and drink primarily for consumption as a meal on premises; however this use group also includes uses that offer the sale of food for consumption off premises. This use group includes drive-in, pick-up window and drive-thru facilities unless restricted by the district.
2. **Accessory uses.** Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale, and parking.
3. **Examples.** Examples include, but are not limited to, restaurants, cafes, delicatessens, taverns, bars and coffee shops.

**D. Entertainment-Oriented Use Group.**

1. **Characteristics.** Service firms involved in providing entertainment-type activities to the general public.
2. **Accessory uses.** Accessory uses may include food and liquor sales for on-site consumption; parking
3. **Examples.** Examples include, but are not limited to, the following uses: bowling alleys; dance halls; video game arcades; billiard parlors; roller skating and ice skating arenas; in-door movie theaters; athletic clubs; fitness centers; miniature golf if outdoor activities are permitted by the district; and other small-scale sports facilities.
4. **Exceptions.**
  - a. Major event venues, such as stadiums, arenas and fairgrounds, are classified as Major Event Entertainment.
  - b. Drive-in movie theaters, golf driving ranges, archery ranges and similar uses are classified as Commercial Outdoor Recreation.

**E. Temporary Lodging Use Group.**

1. **Characteristics.** The Temporary Lodging Use Group includes facilities where tenancy of all rooms may be arranged for periods of less than one

month. The facility may or may not have food preparation facilities, and shower or bath facilities may or may not be shared.

2. **Accessory Uses.** Accessory uses may include offices, food and liquor sales for on-site consumption, recreational facilities for occupants, and parking.
3. **Examples.** Examples include, but are not limited to, hotels, motels, inns and hostels.
4. **Exceptions.**
  - a. If the facility is managed by a public or non-profit agency to provide Short-Term Housing, with or without a fee, the facility shall not be considered Temporary Lodging.
  - b. Boarding House, Lodging House, Fraternity House and Sorority House uses shall not be considered Temporary Lodging.
  - c. Bed and Breakfast uses shall not be considered Temporary Lodging.

**F. Major Event Entertainment Use Group.**

1. **Characteristics.** Major Event Entertainment uses are characterized by activities and structures that draw large numbers of people to specific events or shows. Activities are generally of a spectator nature.
2. **Accessory uses.** Accessory uses may include restaurants, bars, concessions, parking, and maintenance facilities.
3. **Examples.** Examples include, but are not limited to, stadiums, sports arenas, coliseums, race tracks (auto, horse, dog, etc), auditoriums, exhibition and meeting areas and fairgrounds.
4. **Exceptions.**
  - a. Exhibition and meeting areas with less than 20,000 square feet of total event area are classified as Retail Sales.
  - b. Banquet halls and meeting areas that are part of hotels or restaurants are accessory to those uses, which are included in the Retail Sales and Temporary Lodging Categories.
  - c. Drive-in Theaters are classified as Commercial Outdoor Recreation.

G. **Commercial Outdoor Recreation Use Group.**

1. **Characteristics.** Commercial Outdoor Recreation uses are large, generally commercial uses that provide continuous recreation or entertainment oriented activities. They generally take place outdoors. They may take place in a number of structures which are arranged together in an outdoor setting.
2. **Accessory uses.** Accessory uses may include concessions, restaurants, parking, caretaker's quarters, and maintenance facilities.
3. **Examples.** Examples include, but are not limited to, amusement parks, theme parks, golf driving ranges, drive-in movie theaters and archery ranges.
4. **Exceptions.**
  - a. Uses which draw large numbers of people to periodic events, rather than on a continuous basis, are classified as Major Event Entertainment.

1-2007. **Industrial Use Groups.**

A. **Wholesale Sales.**

1. **Characteristics.** Wholesale Sales firms are involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited as a result of the way in which the firm operates. Products may be picked up on site or delivered to the customer.
2. **Accessory uses.** Accessory uses may include offices; product repair; warehouses; parking, minor fabrication services; and repackaging of goods.
3. **Examples.** Examples include sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures; mail order houses; and wholesalers of food, clothing, auto parts, building hardware, and office supplies.

**4. Exceptions.**

1. Firms that engage primarily in sales to the general public are classified as Retail Sales.
2. Firms that engage in sales on a membership basis are classified as either Retail Sales or Wholesale Sales, based on a consideration of the characteristics of the use.

1-2008. **Storage Use Groups. (Reserved)**

1-2009. **Institutional Use Groups. (Reserved)**

1-2010. **Other Use Groups. (Reserved)**



## Subdivision 2 - Office, Institutional and Special Districts

### Section 4-2000. O - Office Districts.

4-2001. **Purpose.** Two (2) Office Districts are established by this ordinance. The uses permitted in the two districts are the same, but they differ in the intensity of the development that is permitted. The O-1 District is designed to be a restrictive district for low intensity office or professional uses which may be located outside the center city adjacent to any of the residential districts, with appropriate buffers and landscaping so as not to create an adverse effect on adjacent residential areas. The O-2 District is designed to allow more intense use of land that is in close proximity to the Central City District or other high intensity use areas specified in the *Springfield Comprehensive Plan*.

#### 4-2002. **Permitted Uses.**

- A. Accessory Uses, as permitted by *Section 5-1000*.
- ~~B. Athletic clubs, fitness centers, and indoor sports facilities.~~
- ~~C. Banks and financial institutions, including automatic teller machines and drive thru facilities.~~
- D. Cemeteries.
- E. Churches and other places of worship, including parish houses and Sunday schools and emergency shelters for fifty (50) or fewer residents and soup kitchens as accessory uses. (G.O. 4763, 12/15/97)
- F. Colleges, universities, and business colleges.
- G. Community centers, nonprofit.
- H. Substance abuse treatment facilities for fifty (50) or fewer residents, provided the facility:
  - 1. Is located at least two thousand (2000) feet from any other community treatment center, emergency shelter, soup kitchen, transitional service shelter, substance abuse treatment facility, or any community corrections facility, jail, prison, or detention facility, as measured from property lines; and
  - 2. A plan of operation, including but not limited to administration contact information, patron access requirements, hours of operation and security measures, is on file with the City of Springfield Planning and Development Department. (G.O. 5343, 01/12/04)
- I. Day care centers in accordance with *Chapter 36, Article XI, Springfield City Code*.

- J. Educational, religious, cultural, public, or nonprofit institutions such as churches, museums, art galleries and libraries, but not including correctional institutions or hospitals.
- ~~K. Governmental buildings and uses.~~
- ~~L. Medical and dental clinics.~~
- ~~M. Medical and dental laboratories and research facilities, not including the manufacture of pharmaceutical or other products for general sale or distribution, provided no toxic substances, explosives, radioactive material, highly flammable substances, or other materials that pose a threat to public health and safety, due to their quantities or location, are utilized in the research operations.~~
- N. Nursing and retirement homes.
- ~~O. Offices, administrative, business, finance, and professional.~~
- ~~P. Offices, medical and dental.~~
- Q. Police and fire stations.
- ~~R. Printshops and photocopying establishments.~~
- S. Public and private parks, playgrounds, and golf courses, excluding miniature golf courses and driving ranges.
- T. Public service and public utility uses, as follow: (G.O. 5094, 07/09/01)
  - 1. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.
- U. Residential uses provided such uses are located above the first floor or behind non-residential uses so as to create a continuous non-residential facade, on the first-floor level along all street frontages.
- ~~V. Personal service uses such as, but not limited to, barber shops, beauty parlors, tailor shops, spas and shoe repair establishments. (G.O. 5811, 04/06/09)~~
- ~~W. Schools and studios for art, dancing, drama, music, photography, interior decorating, or similar courses of study.~~
- X. Schools, elementary and secondary.
- Y. Schools or development centers for persons with handicaps or development disabilities.
- Z. Schools, business. (G.O. 5585, 07/24/06)
- AA. Temporary uses, as permitted by *Section 5-1200*.

- BB. Any residential dwellings existing at the time the district is mapped. As a conforming use, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within eighteen (18) months of being destroyed. (G.O. 5127, 10/29/01)
- CC. Tier III wireless facilities in accordance with *Section 5-2600* provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities. (G.O. 5094, 07/09/01)
- DD. ~~Retail establishments located in an office building for the following types of uses: Bakery, package liquor, books, candy, dairy products, drugs, groceries, flowers, gifts, jewelry, hobby materials, meat, fish, and poultry, newsstands, wearing apparel, shoes, clothing, toys, restaurants, pipe and tobacco and video rental provided the total floor area of such uses does not exceed ten (10) percent of the gross floor area of all the office buildings on the same lot. (G.O. 5812, 04/06/09)~~

Retail Sales Use Group located in an office building provided the total floor area of such uses does not exceed ten (10) percent of the gross floor area of all the office buildings on the same lot.

General Office Use Group

Medical Office Use Group

Personal Services Use Group

Entertainment –Oriented Use Group

4-2003. **Conditional Uses.** The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, *Section 3-3300* of this Article.

- A. Funeral homes and mortuaries (crematoriums are permitted as accessory uses).
- B. Heliports.
- C. ~~Hotels, motels, and inns.~~
- D. ~~Recording studios.~~
- E. Tier III wireless facilities in accordance with *Section 5-2600* provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities. (G.O. 5094, 07/09/01)
- F. Tier IV wireless facilities in accordance with *Section 5-2600* provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional providers' facilities if the tower height is one-hundred-twenty (120) feet or greater. (G.O. 5094, 07/09/01)
- G. Other towers, exceeding one-hundred (100) feet in height, and related facilities, provided the maximum height does not exceed two-hundred (200) feet; only one (1) tower is permitted on a lot; and all other provisions of *Subsection 3-3310.B.1* are met.

~~H. Television and radio studios.~~

I. Bed and Breakfast. (G.O. 5127, 10/29/01)

Temporary Lodging Use Group

## **Section 4-2100. GI - Government and Institutional Use District.**

4-2101. **Purpose.** The Government and Institutional Use District is established to apply to those lands where federal, state or local government activities are conducted, where governments hold title to such lands, and to major public and private educational and medical facilities. This district is also intended to classify land that is vacant but has been designated for the activities listed above in an adopted plan. It is not intended to classify all lands owned by government into this district, but only those uses that are comparatively intensive or which require substantial buildings. Park and recreational facilities would not ordinarily be placed in this zone. Certain nongovernmental and noninstitutional uses are permitted to provide necessary services to governmental and institutional uses.

### 4-2102. **Permitted Uses.**

- A. Accessory Uses, as permitted by *Section 5-1000*.
- B. Airports.
- C. Art galleries, libraries, and museums.
- ~~D. Athletic clubs, fitness centers, and indoor sports facilities.~~
- E. Cemeteries.
- F. Churches and other places of worship, including parish houses and Sunday schools and emergency shelters for fifty (50) or fewer residents and soup kitchens as accessory uses. (G.O. 4763, 12/15/97).
- G. Civic, convention, and cultural centers.
- H. Colleges and universities.
- I. Community centers, nonprofit.
- J. Day care centers in accordance with *Chapter 36, Article XI, Springfield City Code*.
- K. Developed open space including arboreta and botanical and zoological gardens.
- ~~L. Fairgrounds.~~
- M. Fraternities and sororities.
- ~~N. Governmental buildings and uses.~~
- O. Hospitals with ambulance services as accessory uses.
- ~~P. Medical and dental clinics.~~

- ~~Q. Medical and dental laboratories and research facilities, not including the manufacture of pharmaceutical or other products for general sale or distribution, provided no toxic substances, explosives, radioactive material, highly flammable substances, or other materials that pose a threat to public health and safety, due to their quantities or location, are utilized in the research operations.~~
- R. Nursing and retirement homes.
- ~~S. Offices, administrative, business, finance, and professional.~~
- ~~T. Offices, medical and dental.~~
- U. Police and fire stations.
- V. Public and private parks, playgrounds, and golf courses, excluding miniature golf courses and driving ranges.
- W. Public service and public utility uses, as follow: (G.O. 5094, 7/9/01)
1. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.
- X. Schools, elementary and secondary.
- ~~Y. Stadiums.~~
- Z. Temporary uses, as permitted by *Section 5-1200*.
- AA. Any residential dwellings existing at the time the district is mapped. As a conforming use, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within eighteen (18) months of being destroyed. (G.O. 5127, 10/29/01)
- BB. Tier I wireless facilities in accordance with *Section 5-2600*. (G.O. 5094, 07/09/01)
- CC. Tier III wireless facilities in accordance with *Section 5-2600* provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.
- DD. Tier IV wireless facilities in accordance with *Section 5-2600* provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional providers' facilities if the tower height is one-hundred-twenty (120) feet or greater.
- EE. Other towers, less than one-hundred (100) feet in height, and related facilities provided telecommunication towers comply with *Section 5-2600*.
- FF. Orphanages. (G.O. 5127, 10/29/01)

GG. Substance abuse treatment facilities for fifty (50) or fewer residents, provided the facility:

1. Is located at least two thousand (2000) feet from any other community treatment center, emergency shelter, soup kitchen, transitional service shelter, substance abuse treatment facility, or any community corrections facility, jail, prison, or detention facility, as measured from property lines; and
2. A plan of operation, including but not limited to: administration contact information, patron access requirements, hours of operation and security measures, is on file with the City of Springfield Planning and Development Department. (G.O. 5343, 01/12/04)

HH. Commercial off-street parking lots and structures.<sup>1</sup> (G.O. 5829, 07/13/09)

II. Multi-family dwellings.

~~JJ. Retail, personal service and restaurant establishments as described below, provided that the total floor area devoted to these uses does not exceed ten (10) percent of the total floor area permitted on the lot.~~

Retail Sales, Personal Services and Eating and Drinking Establishments Use Groups provided the total floor area devoted to the uses does not exceed ten (10) percent of the total floor area permitted on the lot.

KK. Schools, businesses.

General Office Use Group

Medical Office Use Group

Entertainment-Oriented Use Group

Major Event Entertainment Use Group

4-2103. **Conditional Uses.** The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, *Section 3-3300* of this Article.

~~A. The following types of uses exceeding ten (10) percent of the total floor area permitted on the lot are permitted with a Conditional Use Permit provided they are not disruptive to the overall development of the particular GI district. These uses should be allowed if they primarily provide goods or services to and in support of the other uses permitted in the district. (G.O. 5829, 07/13/09)~~

- ~~1. Personal service establishments.~~
  - ~~2. Restaurants, including drive-in, pick-up, and drive-thru facilities.~~
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~~—— Retail establishments for the following types of uses: Bakery, package liquor, books, candy, dairy products, drugs, groceries, flowers, gifts, jewelry, hobby materials, meat, fish, and poultry, newsstands, wearing apparel, shoes, clothing, toys, pipe and tobacco and video rental.~~

Retail Sales, Personal Service Establishments and Eating and Drinking Establishments Use Groups exceeding ten (10) percent of the total floor area permitted on the lot are permitted with a Conditional Use Permit provided they are not disruptive to the overall development of the GI District. These uses should be allowed if they primarily provide goods or services to an in support of other uses permitted in the district.

- ~~B.—— Banks and financial institutions, including automatic teller machines and drive-thru facilities.~~
- C. Heliports.
- ~~D.—— Hotels, motels, and inns.~~
- E. Jails, prisons and detention facilities, in accordance with *Subsection 3-3310.B.3.* (G.O. 4829, 09/08/98)
- F. Sanitary landfills on a minimum of one-hundred-sixty (160) acres of land.
- G. Sewage treatment facilities.
- H. Stormwater treatment facilities.
- I. Tier V wireless facilities in accordance with *Section 5-2600.* (G.O. 5094, 07/09/01)
- J. Other towers, exceeding one-hundred (100) feet in height, and related facilities, provided the maximum height does not exceed two-hundred (200) feet; only one (1) tower is permitted on a lot; and all other provisions of *Subsection 3-3310.B.1* are met.
- K. Water treatment facilities.
- L. Bed and Breakfast. (G.O. 5127, 10/29/01)
- M. Increase permitted floor area ratio to 5.0 for all permitted and conditional uses in the GI District. (G.O. 5773, 08/11/08)
- ~~N. Taverns and cocktail lounges. (G.O. 5829, 07/13/09)~~

Temporary Lodging Use Group



## Section 4-3000. LB - Limited Business District.

4-3001. **Purpose.** This district is intended for uses that provide convenience goods or personal services primarily to people residing in adjacent residential areas. It also includes selected retail and service uses that are similar in land use intensity and physical impact to the neighborhood sales and service uses permitted in this district. This district is designed to accommodate compact, freestanding commercial centers or to function as a transition between more intense commercial uses and residential neighborhoods. Because the permitted retail and personal service uses may be an integral part of the neighborhood, more restrictive requirements for light, air, open space, building design and landscaping are made than are provided in other commercial districts. This district should be located along or at the intersections of major collector or higher classification streets.

### 4-3002. Permitted Uses.

- A. Accessory Uses, as permitted by *Section 5-1000*.
- B. Churches and other places of worship, including parish houses, Sunday schools but excluding emergency shelters. (G.O. 4852, 11/23/98)
- C. Community centers, nonprofit.
- D. Day care centers in accordance with *Chapter 36, Article XI, Springfield City Code*.
- ~~E. Governmental buildings and uses.~~
- ~~F. Offices, administrative, business, finance and professional, provided that the total floor area devoted to these uses does not exceed thirty (30) percent of the total floor area permitted on the lot.~~
- ~~G. Personal service establishments including beauty parlors, barber shops, dry cleaning and laundry pick-up, shoe repair, self-service laundromats, express or mailing offices and hearing aid and eye glass shops.~~
- H. Police and fire stations.
- ~~I. Printshops and photocopying establishments.~~
- J. Public and private parks, playgrounds, and golf courses, excluding miniature golf courses and driving ranges.
- K. Residential uses provided such uses are located above the first floor or behind non-residential uses so as to promote continuous non-residential uses on the first-floor level along all street frontages. (G.O. 4570, 11/27/95)
- ~~L. Restaurants, excluding drive-in, pick-up, or drive thru facilities.~~

Eating and Drinking Establishments Use Group, excluding drive-in, pick-up, or drive

thru facilities.

- M. ~~Retail establishments for the following types of uses: Bakery, package liquor, books, candy, dairy products, drugs, groceries, flowers, gifts, jewelry, hobby materials, meat, fish, and poultry, newsstands, wearing apparel, shoes, clothing, toys, pipe and tobacco and video rental.~~
- N. Temporary uses, as permitted by *Section 5-1200*.
- O. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.
- P. Any residential dwellings at the time the district is mapped and any single-family detached dwelling subject to *Section 5-2903*. As conforming uses, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within eighteen (18) months of being destroyed. (G.O. 5345, 01/12/04)
- Q. Tier I and II wireless facilities in accordance with *Section 5-2600* (G.O. 5094, 07/9/01)
- R. ~~Pet grooming with sales of pet grooming products allowed as an accessory use. (The following are not accessory to this use and are prohibited: Overnight pet stays; the sale or breeding of pets; kennels; veterinarian services and outside activities.) (G.O. 5425, 11/15/04)~~

General Office Use Group, excluding banks and financial institutions with automatic teller machines and drive-thru facilities

Personal Services Use Group

Retail Sales Use Group, excluding convenience stores with gas pumps

4-3003.

**Conditional Uses.** The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, *Section 3-3300* of this Article.

- A. ~~Banks and financial institutions including automatic teller machines and drive-thru facilities with a maximum of two (2) teller stations or lanes.~~
- B. ~~Convenience stores with gas pumps.~~
- C. Funeral homes and mortuaries (crematoriums are permitted as accessory uses).
- D. ~~Offices, administrative, business, finance, and professional, as the principal use on the lot.~~
- E. ~~Offices, medical and dental.~~
- F. ~~Restaurants, including drive in, pick up, or drive-thru facilities.~~

Eating and Drinking Establishments Use Group, including drive-in, pick-up, or drive-thru

facilities

~~G. Schools and studios for art, dancing, drama, music, photography, interior decorating, or similar courses of study.~~

H. Public service and public utility uses, as follow: (G.O. 5094, 07/09/01)

1. Tier III wireless facilities in accordance with *Section 5-2600*, provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities; and
2. Other towers and related facilities existing at the time the district is mapped, in accordance with *Subsection 3-3310.B.1*.

I. Residential uses on the first floor frontage of a building. (G.O. 4570, 11/27/95)

General Office Use Group, including banks and financial institutions with automatic teller machines and drive-thru facilities

Medical Office Use Group

Retail Sales Use Group, including convenience stores with gas pumps

## Section 4-3100. GR - General Retail District.

4-3101. **Purpose.** This district is intended for uses that provide community-wide personal and business services, shopping centers and specialty shops. This district is also intended for on-site production of handcrafted items in conjunction with retail sales. Commercial uses permitted in this district are generally required to conduct business activities indoors. The need for community-wide accessibility dictates that this district be located along or at the intersection of two or more arterial or higher classification streets. Areas zoned GR are intended to be at least five (5) acres in size unless the zoning is based on an adopted plan or comprehensive zoning scheme.

### 4-3102. **Permitted Uses.**

- A. Accessory Uses, as permitted by *Section 5-1000*.
- B. Art galleries, libraries, and museums.
- C. ~~Athletic clubs, fitness centers, and indoor sports facilities.~~
- D. ~~Automobile parts and accessory stores, entirely within enclosed buildings and excluding service and repair when not located as part of a shopping center complex.~~
- E. ~~Automobile parts and accessory stores, entirely within enclosed buildings and with service and repair as an accessory use, when located as part of a shopping center complex.~~
- F. ~~Banks and financial institutions, including automatic teller machines and drive-thru facilities.~~
- G. Churches and other places of worship, including parish houses and Sunday schools but excluding emergency shelters. (G.O. 5127, 10/29/01)
- H. ~~Commercial amusements, including bowling alleys, dance halls, video game arcades, billiard parlors, roller skating and ice skating arenas, and motion picture theaters, excluding drive-in theaters.~~
- I. Commercial off-street parking lots and structures.
- J. ~~Convenience stores with or without gas pumps.~~
- K. Day care centers in accordance with *Chapter 36, Article XI, Springfield City Code*.
- L. Funeral homes and mortuaries (crematoriums are permitted as accessory uses).
- M. ~~Furniture and appliance stores.~~
- N. ~~Governmental buildings and uses.~~

~~O. Hardware and home improvement stores.~~

~~P. Hotels, motels, and inns.~~

Q. Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with *Section 6-1000*.

~~R. Locksmiths.~~

~~S. Offices, administrative, business, finance, and professional.~~

~~T. Offices, medical and dental.~~

~~U. Pawn shops, second hand stores, and flea markets entirely within enclosed buildings. (G.O. 5585, 07/24/06)~~

~~V. Personal service establishments including beauty parlors, barber shops, dry cleaning and laundry pick-up, shoe repair, self-service laundromats, express or mailing offices and hearing aid and eye glass shops.~~

~~W. Pet stores and pet grooming.~~

~~X. Photo processing, including drive thru facilities only when located as part of a shopping center complex.~~

Y. Police and fire stations.

~~AA. Printshops and photocopying establishments.~~

BB. Private clubs and lodges.

CC. Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

~~DD. Recording studios.~~

EE. Residential uses provided such uses are located above the first floor or behind non-residential uses so as to promote continuous non-residential uses on the first-floor level along all street frontages. (G.O. 4570)

~~FF. Restaurants, including drive in, pick up, and drive thru facilities.~~

~~GG. Restricted production and repair establishments (for retail sale on the premises only), including the following types of activities: Custom tailoring and alteration of clothing, jewelry from precious metals, watches, dentures, and optical lenses.~~

~~HH. Retail establishments for the following types of uses: Bakery, package liquor, books, candy, dairy products, drugs, groceries, flowers, gifts, jewelry, hobby materials, meat, fish, and poultry, newsstands, wearing apparel, shoes, clothing, toys, pipe and tobacco and video rental.~~

- ~~II. Schools and studios for art, dancing, drama, music, photography, interior decorating, or similar courses of study.~~
- JJ. Schools or development centers for persons with handicaps or development disabilities.
- KK. Schools, business. (G.O. 5585, 07/24/06)
- LL. Seasonal outdoor sales and related storage as permitted by *Section 5-1200*.
- ~~MM. Taverns and cocktail lounges.~~
- NN. Taxidermists.
- OO. Towers other than wireless facilities, less than one-hundred (100) feet in height, and related facilities provided telecommunication towers comply with *Section 5-2600*. (G.O. 5094, 07/09/01)
- ~~PP. Television and radio studios.~~
- QQ. Temporary uses, as permitted by *Section 5-1200*.
- RR. Veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities and kennels. No outside activities shall be permitted for kennels. Veterinary clinics, animal hospitals, pet daycare services and pet grooming facilities may have supervised outside activities, which are defined as having a single animal under the physical control of an individual. All outside activity spaces shall be fully enclosed and screened from adjacent residential uses and districts and all public rights-of-way with a six (6) foot tall barrier that is in conformance with *Section 6-1003*. No outside activity spaces shall be located within twenty-five (25) feet of any residential use or district, and all animal waste shall be collected and disposed of on a daily basis. (G.O. 5744, 03/24/08)
- SS. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.
- TT. Any residential dwellings existing at the time the district is mapped. As conforming uses, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within eighteen (18) months of being destroyed. (G.O. 5127, 10/29/01)
- UU. Temporary vendors as permitted under *Section 5-1203.B.2*. (G.O. 4925, 09/27/99)
- VV. Public service and public utility uses, as follow: (G.O. 5094, 07/09/01)
1. Tier I wireless facilities in accordance with *Section 5-2600*;
  2. Tier III wireless facilities in accordance with *Section 5-2600* provided wireless towers sixty (60) feet or greater in height

allow collocation of at least one (1) additional provider's facilities;

3. Tier IV wireless facilities in accordance with *Section 5-2600* provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional providers' facilities if the tower height is one-hundred-twenty (120) feet or greater.; and
4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

~~WW. Satellite rental car offices limited to administrative functions relating to the rental car business, drop off, and pick up of rental cars, and on-site parking for not more than fifteen (15) rental cars and vans. No vehicle fueling, washing, maintenance, other related service functions or outdoor loudspeaker paging systems are allowed. (G.O. 5117, 09/17/01)~~

XX. Bed and Breakfast. (G.O. 5127, 10/29/01)

YY. Catering businesses. (G.O. 5585, 07/24/06)

ZZ. Commercial Gardens and Farmers Markets with retail or wholesale sales on-site. (G.O. 5843, 11/09/09)

Office Use Group

Medical Office Use Group

Retail Sales Use Group

Personal Services Use Group

Eating and Drinking Establishments Use Group

Entertainment-Oriented Use Group

Temporary Lodging Use Group

4-3103. **Conditional Uses.** The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, *Section 3-3300* of this Article.

- A. Automobile service garages.
- B. Automobile service stations.
- C. Automobile washing businesses, including automatic, coin-operated, and moving-line facilities.
- D. Tier V wireless facilities in accordance with *Section 5-2600*. (G.O. 5094, 07/09/01)

- E. Towers other than wireless facilities, exceeding one-hundred (100) feet in height, and related facilities, provided:
  - 1. The maximum height does not exceed two-hundred (200) feet;
  - 2. Only one (1) tower is permitted on a lot; and
  - 3. All other provisions of *Subsection 3-3310.B.1* are met.
- F. Self-service storage facilities. (G.O. 4519, 06/12/95)
- G. Residential uses on the first floor frontage of a building. (G.O. 4570, 11/27/95)
- H. Increase permitted floor area ratio to 1.0 for all permitted and conditional uses in the GR District. (G.O. 5773, 08/11/08)



## Section 4-3200. HC - Highway Commercial District.

4-3201. **Purpose.** This district is intended for commercial uses which depend upon high visibility, generate high traffic volumes, or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets. This district is also intended for on-site production of handcrafted items in conjunction with retail sales. Areas zoned HC are intended to be at least five (5) acres in size unless the zoning is based on an adopted plan or comprehensive zoning scheme.

### 4-3202. Permitted Uses.

- A. Accessory Uses, as permitted by *Section 5-1000*.
- B. Ambulance services.
- C. Art galleries, libraries, and museums.
- ~~D. Athletic clubs, fitness centers, and indoor sports facilities.~~
- E. Auction sales and flea markets entirely within enclosed buildings, pawn shops, and second hand stores. (5585, 07/24/06)
- ~~F. Automobile parts and accessory stores, including sales, service, installation and repair.~~
- G. Automobile service garages.
- H. Automobile service stations.
- I. Automobile washing businesses, including automatic, coin-operated, and moving-line facilities.
- ~~J. Automotive sales, service (including body and fender repair and paint shops as accessory uses) and rental of new or used cars and trucks.~~
- K. Awning and canvas sales and rental.
- ~~L. Banks and financial institutions, including automatic teller machines and drive thru facilities.~~
- M. Bed and breakfasts.
- N. Boarding, rooming, and lodging houses.
- ~~O. Boat and marine sales and service.~~
- ~~P. Building materials supply stores with outdoor storage provided it is screened from view, in accordance with *Section 6-1000*.~~

- Q. Bus stations.
- ~~R. Camper sales and camper trailer sales and service, lease, and rental.~~
- S. Campgrounds and recreational vehicle parks.
- T. Cemeteries.
- U. Churches and other places of worship, including parish houses, and Sunday schools. (G.O. 5471, 06/27/05)
- V. Civic, convention, and cultural centers.
- ~~W. Commercial amusements, including bowling alleys, dance halls, video game arcades, billiard parlors, roller skating and ice skating arenas, and movie theaters, including drive-in theaters.~~
- X. Commercial off-street parking lots and structures.
- ~~Y. Convenience stores with or without gas pumps.~~
- Z. Day care centers in accordance with *Chapter 36, Article XI, Springfield City Code*.
- ~~AA. Fairgrounds.~~
- ~~BB. Furniture and appliance stores.~~
- ~~CC. Governmental buildings and uses.~~
- ~~DD. Hardware and home improvement stores.~~
- ~~EE. Home and general equipment rental agencies except heavy equipment.~~
- ~~FF. Hotels, motels, and inns.~~
- GG. Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with *Section 6-1000*.
- ~~HH. Locksmiths.~~
- II. Manufactured housing (mobile home) and trailer sales, leasing and service with no storage.
- JJ. Nurseries, greenhouses, and garden stores.
- ~~KK. Offices, administrative, business, finance, and professional.~~
- ~~LL. Offices, medical and dental.~~

~~MM. Outdoor commercial amusements such as athletic fields, drive-in movie theaters, golf driving ranges, miniature golf courses and archery ranges, but not including go-cart tracks.~~

NN. Bed and Breakfast. (G.O. 5127, 10/29/01)

~~OO. Package liquor stores.~~

~~PP. Personal service establishments including beauty parlors, barber shops, dry cleaning and laundry pick-up, shoe repair, self-service laundromats, express or mailing offices and hearing aid and eye glass shops.~~

~~QQ. Pet stores and pet grooming.~~

~~RR. Photo processing, including drive thru facilities.~~

SS. Police and fire stations.

TT. Private clubs and lodges.

UU. Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

VV. Public or private vehicle and boat storage garages, yards or lots.

WW. Public service and public utility uses, as follow: (G.O. 5094, 07/09/01)

1. Tier I wireless facilities in accordance with *Section 5-2600*.
2. Tier III wireless facilities in accordance with *Section 5-2600* provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.
3. Tier IV wireless facilities in accordance with *Section 5-2600* provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional providers' facilities if the tower height is one-hundred-twenty (120) feet or greater.
4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

~~XX. Recording studios.~~

~~YY. Restaurants, including drive in, pick-up, and drive thru facilities.~~

- ~~ZZ.~~ ~~Restricted production and repair establishments (for retail sale on the premises only), including the following types of activities: Custom tailoring and alteration of clothing, jewelry from precious metals, watches, dentures, and optical lenses.~~
- AAA. ~~Retail establishments for the following types of uses: Bakery, package liquor, books, candy, dairy products, drugs, groceries, flowers, gifts, jewelry, hobby materials, meat, fish, and poultry, newsstands, wearing apparel, shoes, clothing, toys, pipe and tobacco, and video rental.~~
- BBB. ~~Schools and studios for art, dancing, drama, music, photography, interior decorating, or similar courses of study.~~
- CCC. Schools or development centers for persons with handicaps or development disabilities.
- DDD. Self-service storage facilities.
- EEE. Swimming pool sales and displays.
- ~~FFF. Taverns and cocktail lounges.~~
- GGG. Taxi dispatch yards and offices.
- HHH. Taxidermists.
- ~~II.~~ ~~Television and radio studios.~~
- JJJ. Temporary uses, as permitted by *Section 5-1200*.
- KKK. Upholstery shops.
- LLL. Veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities, and kennels. No outside activities shall be permitted for kennels. Veterinary clinics, animal hospitals, pet daycare services, and pet grooming facilities may have supervised outside activities, which are defined as having a single animal under the physical control of an individual. All outside activity spaces shall be fully enclosed and screened from adjacent residential uses and districts and all public rights-of-way with a six (6) foot tall barrier that is in conformance with Section 6-1003. No outside activity spaces shall be located within twenty-five (25) feet of any residential use or district, and all animal waste shall be collected and disposed of on a daily basis. (G.O. 5744, 03/24/08)
- MMM. Any residential dwellings existing at the time the district is mapped. As conforming uses, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within eighteen (18) months of being destroyed. (G.O. 5127, 10/29/01)
- NNN. Transitional Service Shelters provided that no transitional service shelter shall locate within a two thousand (2000) foot radius of another transitional service shelter, soup kitchen, emergency shelter, substance abuse treatment facility or community correctional facility. (G.O. 4763, 12/15/97) (G.O. 5343, 01/12/04)

- OOO. Temporary vendors as permitted under *Section 5-1203.B.2.* (G.O. 4925, 09/27/99)
- PPP. Other towers other than wireless facilities, less than one-hundred (100) feet in height, and related facilities. (G.O. 5094, 07/09/01)
- QQQ. Construction equipment storage yards. (G.O. 5127, 10/29/01)
- RRR. Schools, business. (5585, 07/24/06)
- SSS. Catering businesses. (5585, 07/24/06)
- TTT. Commercial Gardens and Farmers Markets with retail or wholesale sales on-site. (G.O. 5843, 11/09/09)

General Office Use Group  
Medical Office Use Group  
Retail Sales Use Group  
Personal Services Use Group  
Eating and Drinking Establishments Use Group  
Entertainment Oriented Use Group  
Major Event Entertainment Use Group  
Temporary Lodging Use Group  
Commercial Outdoor Recreation Use Group  
Wholesale Sales

- 4-3203. **Conditional Uses.** The following conditional-uses may be permitted provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, *Section 3-3300* of this Article.
- A. Body and fender repair and paint shops.
  - B. Go-cart tracks.
  - C. Towers other than wireless facilities, exceeding one-hundred (100) feet in height, and related facilities, provided: (G.O. 5094, 07/09/01)
    - 1. The maximum height does not exceed two-hundred (200) feet;
    - 2. Only one (1) tower is permitted on a lot; and
    - 3. All other provisions of *Subsection 3-3310.B.1* are met.
  - D. Truck stops.
  - ~~E. Wholesale sales and distribution.~~
  - F. Emergency shelters for fifty (50) or fewer residents. (G.O. 4763, 12/15/97)

- G. Soup kitchens. (G.O. 4763, 12/15/97)
- H. Tier V wireless facilities in accordance with *Section 5-2600*.
- I. Pest Control Services with a retail component provided that at least fifty (50) percent of the floor area of the business is devoted to retail sales and related support areas and that all service vehicles associated with the business are located behind the front building line. (5702, 08/27/07)
- J. Increase permitted floor area ration to 1.0 for all permitted and conditional uses in the HC District. (G.O. 5773, 08/11/08)

## Section 4-3300. CS - Commercial Service District.

4-3301. **Purpose.** This district is intended for business uses which provide essential commercial services and support activities but which do not necessarily require high visibility and may have higher environmental impacts in terms of noise, dust, glare, etc., which make them incompatible with the office or retail character of the other business districts. This district is intended for on-site production of handcrafted items in conjunction with retail sales. This district is also intended for businesses that combine wholesale and retail sales and that conduct extensive outdoor activities. This district is intended to function as a transition between industrial development and commercial development. Areas zoned CS are intended to be at least five (5) acres in size unless the zoning is based on an adopted plan or comprehensive zoning scheme.

### 4-3302. **Permitted Uses.**

- A. Accessory Uses, as permitted by *Section 5-1000*.
- B. Ambulance services.
- C. Any establishment which provides supplies and/or services primarily to commercial and industrial customers, such as janitorial services, sign shops, packaging or shipping service, locksmith or printing, lithographing, engraving, photocopying, blueprinting, publishing and binding establishments.
- D. Auction sales, flea markets entirely within enclosed buildings, and swap meets. (G.O. 5585, 07/24/06)
- ~~E. Automobile parts and accessory stores, including sales, service, installation and repair.~~
- F. Automobile service garages, including body and fender repair and paint shops.
- G. Automobile service stations.
- H. Automobile washing businesses, including automatic, coin-operated, and moving-line facilities.
- ~~I. Automotive sales, service (including body and fender repair and paint shops as accessory uses) and rental of new or used cars and trucks.~~
- J. Awning and canvas sales and rental.
- ~~K. Bakeries, retail or wholesale.~~
- ~~L. Boat and marine sales and service.~~
- ~~M. Building material supply stores.~~
- N. Bus stations.

- ~~O. Camper sales and camper trailer sales and service, lease, and rental.~~
- P. Campgrounds and recreational vehicle parks.
- Q. Carpenter and cabinet shops.
- R. Cemeteries.
- S. Churches and other places of worship, including parish houses, and Sunday schools. (G.O. 5471, 06/27/05)
- T. Commercial laundry and dry cleaning establishments.
- U. Commercial off-street parking lots and structures.
- ~~V. Convenience stores with or without gas pumps.~~
- W. Day care centers in accordance with *Chapter 36, Article XI, Springfield City Code*.
- X. Substance abuse treatment facilities for fifty (50) or fewer residents, provided the facility:
1. Is located at least two thousand (2000) feet from any other substance abuse treatment facility, or two thousand (2000) feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and
  2. A plan of operation, including but not limited to: Administration contact information, patron access requirements, hours of operations and security measures, is on file with the City of Springfield Planning and Development Department. (G.O. 5343, 01/12/04)
- Y. Feed stores.
- Z. Frozen food lockers, for use by the general public.
- AA. Funeral homes, mortuaries, and crematoriums.
- BB. Glass and mirror sales.
- ~~CC. Governmental buildings and uses.~~
- ~~DD. Hardware and home improvement stores.~~
- ~~EE. Heating and plumbing sales and service.~~
- ~~FF. Heavy machinery and equipment sales, rental, and service.~~
- ~~GG. Home and general equipment rental agencies, except heavy equipment.~~



- HH. Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with *Section 6-1000*.
- II. Linen, towel, and diaper services.
- JJ. Manufactured housing (mobile home) and trailer sales, leasing, service and storage.
- KK. Monument sales.
- LL. Newspaper and magazine distribution agencies.
- MM. Nurseries, greenhouses and garden stores.
- NN. ~~Office equipment repair.~~
- OO. General or Medical Office/Retail Sales/Warehouse combinations, provided however, that if more than eighty-five (85) percent of the gross building floor area for each establishment is used for warehouse purposes, a use permit shall be required. ~~Retail activities shall be limited to the types of retail uses permitted in the CS district.~~
- PP. ~~Offices, administrative, business, finance, and professional.~~
- QQ. ~~Offices, medical and dental.~~
- RR. ~~Outdoor commercial amusements such as athletic fields, drive in movie theaters, golf driving ranges, miniature golf courses and archery ranges, but not including go-cart tracks.~~
- SS. (Deleted in its entirety) (G.O. 5127, 10/29/01)
- TT. ~~Pawn shops and second-hand stores.~~
- UU. ~~Personal service establishments including beauty parlors, barber shops, dry cleaning and laundry pick up, shoe repair, self-service laundromats, express or mailing offices and hearing aid and eye glass shops. (G.O. 5315, 11/10/03)~~
- VV. Pest control services.
- WW. ~~Photo processing, including drive thru facilities.~~
- XX. Police and fire stations.
- YY. Private clubs and lodges.
- ZZ. Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.
- AAA. Public service and public utility uses, as follow: (G.O. 5094, 07/09/01)

1. Tier I wireless facilities in accordance with *Section 5-2600*.
2. Tier III wireless facilities in accordance with *Section 5-2600* provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.
3. Tier IV wireless facilities in accordance with *Section 5-2600* provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional providers' facilities if the tower height is one-hundred-twenty (120) feet or greater.
4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

BBB. Public or private vehicle and boat storage garages, yards or lots.

~~CCC. Recording studios.~~

DDD. Repair shops, home appliance.

EEE. Repair shops, small-engine.

~~FFF. Restaurants, including drive-in, pick-up, and drive-thru facilities.~~

~~GGG. Restricted production and repair establishments (for retail sale on the premises only), including the following types of activities: Custom tailoring and alteration of clothing, jewelry from precious metals, watches, dentures, and optical lenses.~~

~~HHH. Schools and studios for art, dancing, drama, music, photography, interior decorating, or similar courses of study.~~

III. Schools or development centers for persons with handicaps or development disabilities.

JJJ. Schools, business and industrial. (5585, 07/24/06)

KKK. Self-service storage facilities.

LLL. Swimming pool sales and display.

~~MMM. Taverns and cocktail lounges.~~

NNN. Taxi dispatch yards and offices.

OOO. Taxidermists.

~~PPP. Television and radio studios with transmitting facilities. (G.O. 5094, 7/9/01)~~

QQQ. Temporary uses, as permitted by *Section 5-1200*.

RRR. Truck stops.

SSS. Upholstery shops.

TTT. Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a three hundred (300) foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes. (G.O. 5471, 06/27/05)

UUU. Any residential dwellings existing at the time the district is mapped. As conforming uses, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within eighteen (18) months of being destroyed. (G.O. 5127, 10/29/01)

VVV. Transitional Service Shelters provided that no transitional service shelter shall locate within a two thousand (2000) foot radius of another transitional service shelter, soup kitchen, emergency shelter, substance abuse treatment facility or community correctional facility. (G.O. 4763, 12/15/97) (G.O. 5343, 01/12/04)

WWW. Temporary vendors as permitted under *Section 5-1203.B.2*. (G.O. 4925, 09/27/99)

XXX. Towers other than wireless facilities, less than one-hundred (100) feet in height and related facilities. (G.O. 5094, 07/09/01)

YYY. Catering businesses. (5585, 07/24/06)

ZZZ. Commercial Gardens and Farmers Markets with retail or wholesale sales on-site. (G.O. 5843, 11/09/09)

General Office Use Group

Medical Office Use Group

Retail Sales Use Group

Personal Services Use Group

Entertainment-Oriented Use Group

Commercial Outdoor Recreation Use Group

Wholesale Sales Use Group

4-3303. **Conditional Uses.** The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, *Section 3-3300* of this Article.

A. Go-cart tracks.

- B. Towers other than wireless facilities, exceeding one-hundred (100) feet in height, and related facilities, in accordance with *Subsection 3-3310.B.1.* (G.O. 5094, 7/9/01)
- C. Warehouses, storage and distribution centers.
- D. Emergency shelters for fifty (5) or fewer residents. (G.O. 4763, 12/15/97)
- E. Soup kitchens. (G.O. 4763, 12/15/97)
- F. Tier V wireless facilities in accordance with *Section 5-2600.* (G.O. 5094, 7/9/01)
- G. Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a three hundred (300) foot radius from a building used for a church, school, hotel, or motel, or from a property zoned residential or a building used for residential purposes, or closer than a one hundred (100) foot radius from a building used for a restaurant. (G.O. 5471, 06/27/05)
- H. Increase permitted floor area ratio to 1.0 for all permitted and conditional uses in the CS District. (G.O. 5773, 08/11/09)

## Section 4-3400. CC - Center City District.

4-3401. **Purpose.** This district is intended to be a mixed-use district that accommodates a variety of residential, commercial, and light industrial uses. It is intended for older commercial and light industrial areas, particularly the Central Business District and Commercial Street area, that tend to accommodate a wide variety of uses. These areas generally developed early in the city's history and do not display the characteristics typical of modern suburban development. These areas may also be experiencing or be in need of rehabilitation or redevelopment. This district is intended to accommodate the transition that must occur if these areas are to contribute to the vitality of the city.

### 4-3402. **Permitted Uses.**

- A. Accessory Uses, as permitted by *Section 5-1000*.
- ~~B. Any commercial establishment which provides supplies and/or services primarily to commercial customers, such as janitorial services, sign shops, packaging or shipping service, locksmith or printing, lithographing, engraving, photocopying, blueprinting, publishing and binding establishments.~~
- ~~C. Athletic clubs, fitness centers, and indoor sports facilities.~~
- D. Auction sales and flea markets entirely within enclosed buildings.
- ~~E. Automobile parts and accessory stores, including service and repair, when entirely within enclosed buildings.~~
- F. Awning and canvas sales and rental.
- ~~G. Banks and financial institutions, including automatic teller machines and drive-thru facilities.~~
- H. Bed and breakfasts.
- I. Boarding, rooming, and lodging houses.
- J. Bus garages.
- K. Bus stations.
- L. Cemeteries.
- M. Churches and other places of worship, including parish houses, and Sunday schools. (G.O. 5471, 06/27/05)
- N. Civic, convention, and cultural centers.
- O. Colleges, universities, and business colleges.

- ~~P. Commercial amusements, including bowling alleys, dance halls, video game arcades, billiard parlors, roller skating and ice skating arenas, and motion picture theaters, excluding drive-in theaters.~~
- Q. Commercial off-street parking lots and structures.
- R. Community center, nonprofit.
- ~~S. Convenience stores with or without gas pumps.~~
- T. Day care centers in accordance with *Chapter 36, Article XI, Springfield City Code*.
- U. Substance abuse treatment facilities for fifty (50) or fewer residents, provided the facility:
1. Is located at least two thousand (2000) feet from any other substance abuse treatment facility, or two thousand (2000) feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and
  2. A plan of operation, including but not limited to: Administration contact information, patron access requirements, hours of operations and security measures, is on file with the City of Springfield Planning and Development Department. (G.O. 5343, 01/12/04)
- V. Educational, cultural, public, or nonprofit institutions such as museums, art galleries, libraries and elementary and secondary schools, but not including correctional institutions.
- W. Funeral homes and mortuaries (crematoriums are permitted as accessory uses).
- ~~X. Furniture and appliance stores.~~
- Y. Glass and mirror sales.
- ~~Z. Governmental buildings and uses.~~
- AA. Group homes, custodial.
- BB. Hospitals with ambulance services as accessory uses.
- ~~CC. Hotels, motels, and inns.~~
- DD. Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with *Section 6-1000*.
- ~~EE. Medical and dental clinics.~~
- ~~FF. Medical and dental laboratories and research facilities, not including the manufacture of pharmaceutical or other products for general sale or distribution,~~

~~provided no toxic substances, explosives, radioactive material, highly flammable substances or other materials that pose a threat to public health and safety, due to their quantities or location, are utilized in the research operations.~~

~~GG. — Office equipment repair.~~

~~HH. — Offices, administrative, business, finance, and professional.~~

~~II. — Offices, medical and dental.~~

JJ. Emergency shelters and soup kitchens legally conforming at the time of the passage of this ordinance provided that a use permit is obtained for any expansion of said use. (G.O. 4763, 12/15/97)

~~KK. — Package liquor stores.~~

~~LL. — Pawn shops and second hand stores.~~

~~MM. — Personal service establishments including beauty parlors, barber shops, dry cleaning and laundry pick up, shoe repair, self-service laundromats, express or mailing offices and hearing aid and eye glass shops.~~

NN. Police and fire stations.

OO. Private clubs and lodges.

PP. Public and private parks, playgrounds and golf courses, including miniature golf courses and driving ranges.

QQ. Public service and public utility uses, as follow: (G.O. 5094, 07/09/01)

1. Tier I wireless facilities in accordance with *Section 5-2600*.
2. Tier III wireless facilities in accordance with *Section 5-2600* provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.
3. Tier IV wireless facilities in accordance with *Section 5-2600* provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional providers' facilities if the tower height is one-hundred-twenty (120) feet or greater.
4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

~~RR. — Recording studies.~~

- SS. Repair shops, home appliance.
- TT. Residential uses except those which require a conditional use permit in accordance with *Subsection 4-3403*.
- ~~UU. Restaurants, including drive-in, pick-up, and drive-thru facilities.~~
- ~~VV. Restricted production and repair establishments (for retail sale on the premises only), including the following types of activities: Custom tailoring and alteration of clothing, jewelry from precious metals, watches, dentures, and optical lenses.~~
- ~~WW. Retail establishments for the following types of uses: Bakery, package liquor, books, candy, dairy products, drugs, groceries, flowers, gifts, jewelry, hobby materials, meat, fish, and poultry, newsstands, wearing apparel, shoes, clothing, toys, pipe and tobacco and video rental.~~
- ~~XX. Schools and studios for art, dancing, drama, music, photography, interior decorating, or similar courses of study.~~
- YY. Schools or development centers for persons with handicaps or development disabilities.
- ZZ. Schools, business. (5585, 07/24/06)
- AAA. Schools, elementary and secondary.
- ~~BBB. Stadiums.~~
- ~~CCC. Taverns and cocktail lounges.~~
- DDD. Taxi dispatch yards and offices.
- ~~EEE. Television and radio studios with transmitting facilities. (G.O. 5094, 07/09/01)~~
- FFF. Temporary uses, as permitted by *Section 5-1200*.
- GGG. Towers other than wireless facilities, less than one-hundred (100) feet in height, and related facilities. (G.O. 5094, 7/9/01)
- HHH. Catering businesses. (07/24/06)
- ~~III. Pet stores and pet grooming. (07/24/06)~~
- JJJ. Commercial Gardens and Farmers Markets with retail or wholesale sales on-site. (G.O. 5843, 11/09/09)

General Office Use Group

Medical Office Use Group

Retail Sales Use Group

Personal Services Use Group

Eating and Drinking Establishments Use Group



Entertainment-Oriented Use Group  
Temporary Lodging Use Group  
Major Event Entertainment Use Group  
Wholesale Sales

4-3403. **Conditional Uses.** The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, *Section 3-3300* of this Article.

- A. Any manufacturing, production, processing, cleaning, servicing, testing, repair, or storage of materials, goods or products which is not allowed as a permitted use.
- B. Automobile service garages.
- C. Automobile service stations.
- D. Residential uses on first floor frontage of buildings that front on Commercial Street or front on Olive, Park Central, McDaniel and Walnut Streets between Campbell and Jefferson Avenues or front on Campbell, South, Boonville and Jefferson Avenues between Water Street and Pershing Street.
- E. Towers other than wireless facilities, exceeding one-hundred (100) feet in height, and related facilities, in accordance with *Subsection 3-3310.B.1.* (G.O. 5094, 07/09/01)
- F. Warehouses, storage and distribution centers.
- G. Transitional service shelter. (G.O. 4763, 12/15/97)
- H. Tier V wireless facilities in accordance with *Section 5-2600.* (G.O. 5094, 07/09/01)

## Section 4-4000. RI - Restricted Industrial District.

4-4001. **Purpose.** This district is intended primarily for uses engaged in light manufacturing, assembling, and fabrication, warehousing, wholesaling, and service operations which conduct all activities within a building with no external impact or effect. Such uses would include but not be limited to the manufacture or servicing of business machines, cloth or leather products, medical appliances, musical instruments, non-alcoholic beverages, novelties, optical and photographic equipment, pharmaceuticals and plastic products. This district is intended to serve as a transition between more intense industrial development and commercial, office, or multi-family residential development.

### 4-4002. **Permitted Uses.**

A. Accessory Uses, as permitted by *Section 5-1000*.

~~B. Any establishment which provides supplies and/or services primarily to commercial and industrial customers, such as janitorial services, sign shops, packaging or shipping service, locksmith or printing, lithographing, engraving, photocopying, blueprinting, publishing and binding establishments.~~

C. Any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business and sales offices accessory thereto.

~~D. Athletic clubs, fitness centers, and indoor sports facilities.~~

E. Auction sales, flea markets, and swap meets.

F. Awning and canvas sales and rental.

~~G. Bakeries, retail or wholesale.~~

H. Cemeteries.

I. Day care centers in accordance with *Chapter 36, Article XI, Springfield City Code*.

J. Funeral homes, mortuaries, and crematoriums.

~~K. Governmental buildings and uses.~~

~~L. Heating and plumbing sales and service.~~

M. Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with *Section 6-1000* (non-household resource recovery collection centers are permitted by C above).

~~N. Office/retail/warehouse combinations provided not more than twenty-five (25) percent of the gross building floor area shall be used for retail activities.~~

General Office/Retail Sales/Warehouse combinations provided not more than twenty-five (25) percent of the gross building floor area shall be used for retail activities.

~~O. — Offices, administrative, business, finance, and professional.~~

P. Pest control services.

Q. Police and fire stations.

R. Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

S. Public service and public utility uses, as follow: (G.O. 5094, 07/09/01)

1. Tier I wireless facilities in accordance with *Section 5-2600*.
2. Tier III wireless facilities in accordance with *Section 5-2600* provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider=s facilities.
3. Tier IV wireless facilities in accordance with *Section 5-2600* provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider=s facilities or at least two (2) additional providers= facilities if the tower height is one-hundred-twenty (120) feet or greater.
4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

~~T. — Recording studios.~~

~~U. — Retail sales of products related to the principal use provided that the gross amount of floor area devoted to sales and display does not exceed twenty-five (25) percent of the gross floor area of the structure or ten thousand (10,000) square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on site by the principal use. (G.O. 5865, 3/8/10)~~

Retail Sales Use Group provided the sale of products is related to the principal use and provided that the gross amount of floor area devoted to sales and display does not exceed twenty-five (25) percent of the gross floor area of the structure or ten thousand (10,000) square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on site by the principal use.

V. Schools or development centers for persons with handicaps or development disabilities.

- W. Schools, industrial and business. (5585, 07/24/06)
- X. Self-service storage facilities.
- Y. Swimming pool sales and display.
- Z. Taxidermists.
- ~~AA. Television and radio studios with transmitting facilities. (G.O. 5094, 07/09/01)~~
- BB. Temporary uses, as permitted by *Section 5-1200*.
- CC. Veterinary clinics, animal hospitals, and kennels, with no outside activities.
- DD. Warehouses, storage and distribution centers.
- EE. Towers other than wireless facilities, less than one-hundred (100) feet in height, and related facilities. (G.O. 5094, 07/09/01)
- FF. Upholstery shops. (G.O. 5127, 10/29/01)
- GG. Automobile service garages including body and fender repair and paint shops. (G.O. 5127, 10/29/01)
- HH. Churches and other places of worship, including parish houses and Sunday schools, but excluding emergency shelters. (G.O. 4519, 06/12/95) (G.O. 5471, 06/27/05)
- II. Commercial off-street parking lots and structures. (G.O. 5758, 06/02/08)
- JJ. Commercial Gardens and Farmers Markets with retail or wholesale sales on-site. (G.O. 5843, 11/09/09)
- ~~KK. Wholesale sales and distribution. (G.O. 5865, 3/8/10)~~

General Office Use Group

Entertainment-Oriented Use Group

Wholesale Sales

- 4-4003. **Conditional Uses.** The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, *Section 3-3300* of this Article.
- A. Towers other than wireless facilities, exceeding one-hundred (100) feet in height, and related facilities, in accordance with *Subsection 3-3310.B.1*. (G.O. 5094, 07/09/01)
  - B. Emergency shelters and transitional service shelters for fifty (50) or fewer residents in accordance with *Subsection 3-3310.B.5*. (G.O. 4763, 12/15/97) (G.O. 5516, 01/23/06)

## Section 4-4100. LI - Light Industrial District.

4-4101. **Purpose.** The LI Light Industrial district is intended to allow industrial operations and activities that do not create applicable nuisances or hazards. All industrial operations and activities are permitted provided they are conducted inside a building, although related outdoor storage is permitted. Areas zoned LI are intended to be at least five (5) acres in size unless they adjoin a GM, General Manufacturing, or HM, Heavy Manufacturing, district or the zoning is based on an adopted plan or comprehensive zoning scheme.

### 4-4102. Permitted Uses.

A. Accessory Uses, as permitted by *Section 5-1000*.

~~B. Any establishment which provides supplies and/or services primarily to commercial and industrial customers, such as janitorial services, sign shops, packaging or shipping service, locksmith or printing, lithographing, engraving, photocopying, blueprinting, publishing and binding establishments.~~

C. Any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business and sales offices accessory thereto.

~~D. Athletic clubs, fitness centers, and indoor sports facilities.~~

E. Auction sales, flea markets, and swap meets.

F. Cemeteries.

G. Day care centers in accordance with *Chapter 36, Article XI, Springfield City Code*.

H. Funeral homes, mortuaries, and crematoriums.

~~I. Governmental buildings and uses.~~

~~J. Heating and plumbing sales and service.~~

~~K. Heavy machinery and equipment sales, rental, and service.~~

L. Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with *Section 6-1000* (non-household resource recovery collection centers are permitted by C above).

~~M. Offices, administrative, business, finance, and professional.~~

N. Pest control services.

O. Police and fire stations.

- P. Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.
- Q. Public service and public utility uses, as follow: (G.O. 5094, 07/09/01)
1. Tier I wireless facilities in accordance with *Section 5-2600*.
  2. Tier III wireless facilities in accordance with *Section 5-2600* provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.
  3. Tier IV wireless facilities in accordance with *Section 5-2600* provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional providers' facilities if the tower height is one-hundred-twenty (120) feet or greater.
  4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

~~R. Recording studios.~~

~~S. Retail sales of products related to the principal use provided that the gross amount of floor area devoted to sales and display does not exceed twenty-five (25) percent of the gross floor area of the structure or ten thousand (10,000) square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on site by the principal use. (G.O. 5865, 3/8/10)~~

Retail Sales Use Group provided the sale of products is related to the principal use and provided that the gross amount of floor area devoted to sales and display does not exceed twenty-five (25) percent of the gross floor area of the structure or ten thousand (10,000) square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on site by the principal use.

T. Schools, industrial and business. (5585, 11/01/04)

U. Swimming pool sales and display.

~~V. Television and radio studios with transmitting facilities. (G.O. 5094, 7/9/01)~~

W. Temporary uses, as permitted by *Section 5-1200*.

X. Warehouses, storage and distribution centers.

Y. Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a three

hundred (300) foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes. (G.O. 5471, 06/27/05)

- Z. Towers other than wireless facilities, less than one-hundred (100) feet in height, and related facilities. (G.O. 5094, 07/09/01)
- AA. Upholstery shops (G.O. 5127, 10/29/01)
- BB. Automobile service garages including body and fender repair and paint shops. (G.O. 5127, 10/29/01)
- CC. Self-service storage facilities. (G.O. 5127, 10/29/01)
- DD. Construction equipment storage yards. (G.O. 5127, 10/29/01)
- EE. Substance abuse treatment facilities for fifty (50) or fewer residents, provided the facility:
  - 1. Is located at least two thousand (2000) feet from any other substance abuse treatment facility, or two thousand (2000) feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and
  - 2. A plan of operation, including but not limited to: administration contact information, patron access requirements, hours of operations and security measures, is on file with the City of Springfield Planning and Development Department. (G.O. 5343, 1/12/04)
- FF. Churches and other places of worship, including parish houses and Sunday schools, but excluding emergency shelters. (G.O. 5471, 06/27/05)
- GG. Commercial off-street parking lots and structures. (G.O. 5758, 06/02/08)
- HH. Commercial Gardens and Farmers Markets with retail or wholesale sales on-site. (G.O. 5843, 11/09/09)

General Office Use Group

Entertainment-Oriented Use Group

Wholesale Sales Use Group

- 4-4103. **Conditional Uses.** The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use Permit is issued pursuant, to *Section 3-3300* of this Ordinance.
- A. Motor freight terminals.
  - B. Towers other than wireless facilities, exceeding one-hundred (100) feet in height, and related facilities, in accordance with *Subsection 3-3310.B.1.* (G.O. 5094, 07/09/01)

- C. Emergency shelters and transitional service shelters for fifty (50) or fewer residents in accordance with *Subsection 3-3310.B.5.* (G.O. 4763, 12/15/97) (G.O. 5516, 01/23/06)
- D. Soup kitchens. (G.O. 4763, 12/15/97)
- 5) Tier V wireless facilities in accordance with *Section 5-2600.* (G.O. 5094, 07/09/01)
- F. Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a three hundred (300) foot radius from a building used for a church, school, hotel, or motel, or from a property zoned residential or a building used for residential purposes, or closer than a one hundred (100) foot radius from a building used for a restaurant. (G.O. 5471, 06/27/05)



## Section 4-4200. GM - General Manufacturing District.

4-4201. **Purpose.** The GM General Manufacturing District is designed as the basic manufacturing district for Springfield. The use limitations for this district are set so that most industrial uses that are reasonably careful with respect to housekeeping and external impacts will be able to comply. Areas zoned GM are intended to be at least ten (10) acres in size unless they adjoin an HM, Heavy Manufacturing, district or the zoning is based on an adopted plan or comprehensive zoning scheme.

### 4-4202. Permitted Uses.

- A. Accessory Uses, as permitted by *Section 5-1000*.
- B. Airports.
- C. ~~Any establishment which provides supplies and/or services primarily to commercial and industrial customers, such as janitorial services, sign shops, packaging or shipping service, locksmith or printing, lithographing, engraving, photocopying, blueprinting, publishing and binding establishments.~~
- D. Any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business and sales offices accessory thereto.
- E. ~~Athletic clubs, fitness centers, and indoor sports facilities.~~
- F. Auction sales, flea markets, and swap meets.
- G. ~~Building materials supply stores.~~
- H. Bus garages.
- I. Cemeteries.
- J. Feed stores.
- K. ~~Governmental buildings and uses.~~
- L. ~~Heating and plumbing sales and service.~~
- M. ~~Heavy machinery and equipment sales, rental, and service.~~
- N. Heliports.
- O. Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with *Section 6-1000* (non-household resource recovery collection centers are permitted by D above).
- P. Motor freight terminals.

~~Q. Office, administrative, business, finance, and professional.~~

~~R. Outdoor commercial amusements such as athletic fields, drive-in movie theaters, golf driving ranges, miniature golf courses, archery ranges, but not including go-cart tracks.~~

S. Pest control services.

T. Police and fire stations.

U. Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

V. Public service and public utility uses, as follow: (G.O. 5094, 07/09/01)

1. Tier I wireless facilities in accordance with *Section 5-2600*.
2. Tier III wireless facilities in accordance with *Section 5-2600* provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.
3. Tier IV wireless facilities in accordance with *Section 5-2600* provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional providers' facilities if the tower height is one-hundred-twenty (120) feet or greater.
4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

~~W. Recording studios.~~

X. Recycling centers.

~~Y. Retail sales of products related to the principal use provided that the gross amount of floor area devoted to sales and display does not exceed twenty-five (25) percent of the gross floor area of the structure or ten thousand (10,000) square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on site by the principal use. (G.O. 5865, 3/8/10)~~

Retail Sales Use Group provided the sale of products is related to the principal use and provided that the gross amount of floor area devoted to sales and display does not exceed twenty-five (25) percent of the gross floor area of the structure or ten thousand (10,000) square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on site by the principal use.

- Z. Schools, industrial and business. (G.O. 5585, 07/24/06)
- AA. Swimming pool sales and display.
- ~~BB. Television and radio studios with transmitting facilities. (G.O. 5094, 07/09/01)~~
- CC. Temporary uses, as permitted by *Section 5-1200*.
- DD. Vehicle rental, towing and storage services.
- EE. Warehouses, storage and distribution centers.
- FF. Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a three hundred (300) foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes. (G.O. 5471, 06/27/05)
- GG. Emergency shelters or transitional service shelters for fifty (50) or fewer residents, or soup kitchens, and located at least five hundred (500) feet from a residential district, as measured from property lines provided that no emergency shelter, transitional service shelter or soup kitchen may locate within two thousand (2000) feet of any other emergency shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility as measured from property lines. (G.O. 4763, 12/15/97) (G.O. 4792, 04/13/98) (G.O. 5343, 01/12/04) (G.O. 5516, 01/23/06)
- HH. Towers other than wireless facilities, less than one-hundred (100) feet in height, and related facilities. (G.O. 5094, 07/09/01)
- II. Upholstery shops. (G.O. 5127, 10/29/01)
- JJ. Automobile service garages including body and fender repair and paint shops. (G.O. 5127, 10/29/01)
- KK. Self-service storage facilities. (G.O. 5127, 10/29/01)
- LL. Construction equipment storage yards. (G.O. 5127, 10/29/01)
- MM. Substance abuse treatment facilities for fifty (50) or fewer residents, provided the facility:
  - 1. Is located at least two thousand (2000) feet from any other substance abuse treatment facility, or two thousand (2000) feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and
  - 2. A plan of operation, including but not limited to: Administration contact information, patron access requirements, hours of operations and security

measures, is on file with the City of Springfield Planning and Development Department. (G.O. 5343, 01/12/04)

- NN. Churches and other places of worship, including parish houses and Sunday schools, but excluding emergency shelters. (G.O. 4519, 06/12/95) (G.O. 5471, 06/27/05)
- OO. Commercial off-street parking lots and structures. (G.O. 5758, 06/02/08)
- PP. Commercial Gardens and Farmers Markets with retail or wholesale sales on-site. (G.O. 5843, 11/09/09)
- ~~QQ. Wholesale sales and distribution. (G.O. 5865, 3/8/10)~~

General Office Use Group

Entertainment-Oriented Use Group

Commercial Outdoor Recreation Use Group

Wholesale Sales Use Group

- 4-4203. **Conditional Uses.** The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, *Section 3-3300* of this Ordinance.
- A. Bulk storage of flammable liquids for wholesale, subject to the provisions of the City and State Fire Codes.
  - B. Junk yards and automobile wrecking yards (No limitation on floor area for retail sales), in accordance with *Section 5-2200*.
  - C. Scrap and salvage yards, in accordance with *Section 5-2200*.
  - D. Towers other than wireless facilities, exceeding one-hundred (100) feet in height, and related facilities, in accordance with *Subsection 3-3310.B.1*. (G.O. 5094, 07/09/01)
  - E. Emergency shelters or transitional service shelters for fifty (50) or fewer residents, or soup kitchens, which are located within five hundred (500) feet from a residential district, as measured from property lines provided that no emergency shelter, transitional service shelter or soup kitchen may locate within two thousand (2000) feet of any other emergency shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility as measured from property lines, in accordance with *Subsection 3-3310.B.5*. (G.O. 4763, 12/15/97) (G.O. 5343, 01/12/04) (G.O. 5516, 01/23/06)
  - F. Tier V wireless facilities in accordance with *Section 5-2600*. (G.O. 5094, 07/09/01)
  - G. Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a three hundred (300) foot radius from a building used for a church, school, hotel, or

motel, or from a property zoned residential or a building used for residential purposes, or closer than a one hundred (100) foot radius from a building used for a restaurant. (G.O. 5471, 6/27/05)

- H. Increase permitted floor area ratio to 1.5 for all permitted and conditional uses in the GM District. (G.O. 5773, 08/11/08)

## **Section 4-4300. HM - Heavy Manufacturing District.**

4-4301. **Purpose.** This district is intended for heavy industrial uses and other uses not otherwise provided for in the other industrial districts. The intensity of uses permitted in this district makes it necessary to separate it from all residential districts wherever possible with good accessibility provided to major rail, air facilities and highways. Areas zoned HM are intended to be at least twenty (20) acres in size unless the zoning is based on an adopted plan or comprehensive zoning scheme.

### **4-4302. Permitted Uses.**

- A. Accessory Uses, as permitted by *Section 5-1000*.
- B. Airports.
- C. ~~Any establishment which provides supplies and/or services primarily to commercial and industrial customers, such as janitorial services, sign shops, packaging or shipping service, locksmith or printing, lithographing, engraving, photocopying, blueprinting, publishing and binding establishments.~~
- D. Any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business and sales offices accessory thereto.
- E. ~~Athletic clubs, fitness centers, and indoor sports facilities.~~
- F. Auction sales, flea markets, and swap meets.
- G. Battery recycling and reprocessing.
- H. ~~Building materials supply stores.~~
- I. Bulk storage of flammable liquids for wholesale, subject to the provisions of the City and State Fire Codes.
- J. Bus garages.
- K. Cemeteries.
- L. Central mixing plants for cement, asphalt, or paving material.
- M. (Repealed in its entirety by G.O. 4792, 04/13/98.)
- N. Electric and steam power plants.
- O. Feed stores.
- P. ~~Governmental buildings and uses.~~
- Q. Grain elevators.

~~R. Heavy machinery and equipment sales, rental, and service.~~

~~S. Heating and plumbing sales and service.~~

T. Heliports.

U. Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with *Section 6-1000* (non-household resource recovery collection centers are permitted by D above).

V. (Repealed in its entirety, G.O. 4829, 09/08/98)

W. Junk yards and automobile wrecking yards (No limitation on floor area for retail sales), in accordance with *Section 5-2200*.

X. Manufacturing and production of paving, roofing and other construction materials, using asphaltic and petroleum based coatings and preserving materials.

Y. Motor freight terminals.

~~Z. Office, administrative, business, finance, and professional.~~

~~AA. Outdoor commercial amusements such as athletic fields, drive in movie theaters, golf driving ranges, miniature golf courses, archery ranges, but not including go-cart tracks.~~

BB. Pest control services.

CC. Police and fire stations.

DD. Primary and secondary metal industries that manufacture, produce, smelt or refine ferrous and non-ferrous metals.

EE. Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

FF. Public service and public utility uses, as follow: (G.O. 5094, 7/9/01)

1. Tier I wireless facilities in accordance with *Section 5-2600*.
2. Tier III wireless facilities in accordance with *Section 5-2600* provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.
3. Tier IV wireless facilities in accordance with *Section 5-2600* provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional providers'

facilities if the tower height is one-hundred-twenty (120) feet or greater.

- 4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.
- GG. Railroad terminals, railroad switching and classification yards, and railroad cars and locomotive repair shops.

~~HH. Recording studios.~~

II. Recycling centers.

~~JJ. Retail sales of products related to the principal use provided that the gross amount of floor area devoted to sales and display does not exceed twenty-five (25) percent of the gross floor area of the structure or ten thousand (10,000) square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on site by the principal use. (G.O. 5865, 3/8/10)~~

Retail Sales Use Group provided the sale of products is related to the principal use and provided that the gross amount of floor area devoted to sales and display does not exceed twenty-five (25) percent of the gross floor area of the structure or ten thousand (10,000) square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on site by the principal use.

KK. Schools, industrial and business. (G.O. 5585, 07/24/06)

LL. Scrap and salvage yards, in accordance with *Section 5-2200*.

MM. Stockyards or feed lots.

NN. Swimming pool sales and display.

~~OO. Television and radio studios with transmitting facilities. (G.O. 5094, 07/09/01)~~

PP. Temporary uses, as permitted by *Section 5-1200*.

QQ. Vehicle rental, towing and storage services.

RR. Warehouses, storage and distribution centers.

SS. Wood preserving operations using formulations of Chrome-Copper-Arsenate (CCA), pentachlorophenol (PENTA), creosote, and related chemicals.

TT. Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a three hundred (300) foot radius from a building used for a church, school, hotel, motel,



or restaurant, or from a property zoned residential or a building used for residential purposes. (G.O. 5471, 06/27/05)

- UU. Emergency shelters or transitional service shelters for fifty (50) or fewer residents, or soup kitchens, and located at least five hundred (500) feet from a residential district, as measured from property lines provided that no emergency shelter, transitional service shelter or soup kitchen may locate within two thousand (2000) of any other emergency shelter, transitional service shelter, soup kitchen, or substance abuse treatment facility or community corrections facility as measured from property lines. (G.O. 4763, 12/15/97) (G.O. 4792, 04/13/98) (G.O. 5343, 01/12/04) (G.O. 5516, 01/23/06)
- VV. Towers other than wireless facilities, less than one-hundred (100) feet in height, and related facilities. (G.O. 5094, 07/09/01)
- WW. Upholstery shops. (G.O. 5127, 10/29/01)
- XX. Automobile service garages including body and fender repair and paint shops.
- YY. Self-service storage facilities. (G.O. 5127, 10/29/01)
- ZZ. Construction equipment storage yards. (G.O. 5127, 10/29/01)
- AAA. Substance abuse treatment facilities for fifty (50) or fewer residents, provided the facility:
  - 1. Is located at least two thousand (2000) feet from any other substance abuse treatment facility, or two thousand (2000) feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and
  - 2. A plan of operation, including but not limited to: Administration contact information, patron access requirements, hours of operations and security measures, is on file with the City of Springfield Planning and Development Department. (G.O. 5343, 01/12/04)
- BBB. Churches and other places of worship, including parish houses, and Sunday schools. (G.O. 5471, 06/27/05)
- CCC. Commercial off-street parking lots and structures. (G.O. 5758, 06/02/08)
- DDD. Commercial Gardens and Farmers Markets with retail or wholesale sales on-site. (G.O. 5843, 11/09/09)
- ~~EEE. Wholesale sales and distribution. (G.O. 5865, 3/8/10)~~

General Office Use Group

Entertainment-Oriented Use Group

Commercial Outdoor Recreation Use Group

Wholesale Sales

**Conditional Uses.** The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, *Section 3-3300* of this Article.

- A. Collection and transfer facilities for hazardous wastes, solid wastes that contain hazardous substances from off-site sources and radioactive substances.
- B. Jails, prisons or detention facilities in accordance with *Subsection 3-3310.B.3*. (G.O. 4829, 09/08/98)
- C. Permanent storage or disposal of hazardous substances, (as defined under the Federal Resource Conservation and Recovery Act, Subpart D, 40 C.F.R. 261.30; 261.31; 261.32; 261.33), industrial or municipal sludges.
- D. Processing, reprocessing and storage of PCB containing oils.
- E. Quarries and mining operations. Quarries existing at the effective date of this Article shall only be required to apply for a use permit if the property is enlarged and the use is expanded onto the new property.
- F. Towers other than wireless facilities, exceeding one-hundred (100) feet in height, and related facilities, in accordance with *Subsection 3-3310.B.1*. (G.O. 5094, 07/09/01)
- G. Emergency shelters or transitional service shelters for fifty (50) or fewer residents, or soup kitchens, which are located within five hundred (500) feet from a residential district, as measured from property lines provided that no emergency shelter, transitional service shelter or soup kitchen may locate within two thousand (2000) feet of any other emergency shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility, as measured from property lines, in accordance with *Subsection 3-3310.B.5*. (G.O. 4763, 12/15/97) (G.O. 5343, 01/12/04) (G.O. 5516, 01/23/06)
- H. Community corrections facilities in accordance with *Section 3-3310.B.6*. (G.O. 4792, 04/13/98)
- I. Tier V wireless facilities in accordance with *Section 5-2600*. (G.O. 5094, 07/09/01)
- J. Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a three hundred (300) foot radius from a building used for a church, school, hotel, or motel, or from a property zoned residential or a building used for residential purposes, or closer than a one hundred (100) foot radius from a building used for a restaurant. (G.O. 5471, 06/27/05)
- K. Increase permitted floor area ratio to 3.0 for all permitted and conditional uses in the HM District. (G.O. 5773, 08/11/09)

## **Section 4-4400. IC - Industrial Commercial District.**

4-4401. **Purpose.** This district is intended to allow industrial operations and activities in combination with commercial uses in those areas where the combination of such uses is consistent with adopted policies and plans. This district is designed primarily to accommodate land that both meets the above intent and was zoned for industrial uses prior to the enactment of this ordinance. All industrial operations are permitted provided they are conducted inside a building, although related outdoor storage is permitted. Areas zoned IC are intended to be located primarily at major intersections in or adjacent to industrial areas and on land that is designated as a mixed industrial/commercial use area in the Comprehensive Plan. Areas zoned IC are intended to be at least five (5) acres in size unless they adjoin a LI, Light Industrial, GM, General Manufacturing, or HM, Heavy Manufacturing, district or the zoning is based on an adopted plan or comprehensive zoning scheme.

### **4-4402. Permitted Uses.**

- A. Accessory Uses, as permitted by *Section 5-1000*.
- B. Ambulance services.
- ~~C. Any establishment which provides supplies and/or services primarily to commercial and industrial customers, such as janitorial services, sign shops, packaging or shipping service, locksmith or printing, lithographing, engraving, photocopying, blueprinting, publishing and binding establishments.~~
- D. Any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business and sales offices accessory thereto.
- ~~E. Athletic clubs, fitness centers, and indoor sports facilities.~~
- F. Auction sales, flea markets, and swap meets.
- ~~G. Automobile parts and accessory stores, including sales, service, installation and repair.~~
- H. Automobile service garages.
- I. Automobile service stations.
- J. Automobile washing businesses, including automatic, coin-operated, and moving-line facilities.
- ~~K. Automobile sales, service (excluding body and fender repair or paint shops), and rental of new or used cars and trucks.~~
- L. Awning and canvas sales and rental.

M. ~~—Banks and financial institutions, including automatic teller machines and drive-thru facilities.~~

N. ~~—Boat and marine sales and service.~~

O. ~~—Building materials supply stores.~~

P. Bus stations.

Q. ~~—Camper sales and camper trailer sales and service, lease, and rental.~~

R. Cemeteries.

S. Churches and other places of worship, including parish houses, Sunday schools, and emergency shelters. (G.O. 4852, 11/23/98)

T. ~~—Commercial amusements, including bowling alleys, dance halls, video game arcades, billiard parlors, roller skating and ice skating arenas, and movie theaters, including drive-in theaters.~~

U. Commercial off-street parking lots and structures.

V. ~~—Convenience stores with or without gas pumps.~~

W. Day care centers in accordance with *Chapter 36, Article XI, Springfield City Code*.

X. Funeral homes, mortuaries, and crematoriums.

Y. ~~—Furniture and appliance stores.~~

Z. ~~—Governmental buildings and uses.~~

AA. ~~—Hardware and home improvement stores.~~

BB. ~~—Heating and plumbing sales and service.~~

CC. ~~—Heavy machinery and equipment sales, rental, and service.~~

DD. ~~—Home and general equipment rental agencies.~~

EE. ~~—Hotels, motels, and inns.~~

FF. Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with *Section 6-1000* (non-household resource recovery collection centers are permitted by C above).

GG. ~~—Locksmiths.~~

HH. Manufactured housing (mobile home) and trailer sales, leasing and service with no storage

II. Nurseries, greenhouses and garden stores.

~~JJ. Offices, administrative, business, finance, and professional.~~

~~KK. Outdoor commercial amusements such as golf driving ranges, miniature golf courses and archery ranges, but not including go-cart tracks.~~

LL. Upholstery shops. (G.O. 5127, 10/29/01)

~~MM. Package liquor stores.~~

~~NN. Pawn shops and second-hand stores.~~

~~OO. Personal service establishments including beauty parlors, barber shops, dry cleaning and laundry pick-up, shoe repair, self-service laundromats, express or mailing offices and hearing aid and eye glass shops.~~

PP. Pest control services.

~~QQ. Pet stores and pet grooming.~~

~~RR. Photo processing, including drive thru facilities.~~

SS. Police and fire stations.

TT. Private clubs and lodges.

UU. Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

VV. Public or private vehicle and boat storage garages, yards, or lots.

WW. Public service and public utility uses, as follows: (G.O. 5094, 07/09/01)

1. Tier I wireless facilities in accordance with *Section 5-2600*.
2. Tier III wireless facilities in accordance with *Section 5-2600* provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.
3. Tier IV wireless facilities in accordance with *Section 5-2600* provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional providers' facilities if the tower height is one-hundred-twenty (120) feet or greater.

4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

~~XX. Recording studios.~~

~~YY. Restaurants, including drive-in, pick-up, and drive-thru facilities.~~

~~ZZ. Retail establishments for the following types of uses: Bakery, package liquor, books, candy, dairy products, drugs, groceries, flowers, gifts, jewelry, hobby materials, meat, fish, and poultry, newsstands, wearing apparel, shoes, clothing, toys, pipe and tobacco, and video rental.~~

AAA. Schools, professional, commercial, industrial and trade.

BBB. Schools or development centers for persons with handicaps or development disabilities.

CCC. Self-service storage facilities.

DDD. Swimming pool sales and display.

~~EEE. Taverns and cocktail lounges.~~

FFF. Taxi dispatch yards and offices.

GGG. Taxidermists.

~~HHH. Television and radio studios with transmitting facilities. (G.O. 5094, 7/9/01)~~

III. Temporary uses, as permitted by *Section 5-1200*.

JJJ. Upholstery shops.

KKK. Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a three hundred (300) foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes. (G.O. 5471, 06/27/05)

LLL. Warehouses, storage and distribution centers.

MMM. Towers other than wireless facilities, less than one hundred (100) feet in height, and related facilities. (G.O. 5094, 07/09/01)

NNN. Automobile service garages including body and fender repair and paint shops. (G.O. 5127, 10/29/01)

OOO. Construction equipment storage yards. (G.O. 5127, 10/29/01)

PPP. Catering businesses. (G.O. 5585, 07/24/06)

QQQ. Commercial Gardens and Farmers Markets with retail or wholesale sales on-site.  
(G.O. 5843, 11/09/09)

~~RRR. Wholesale sales and distribution. (G.O. 5865, 3/8/10)~~

General Office Use Group

Retail Sales Use Group

Personal Services Use Group

Eating and Drinking Establishments Use Group

Entertainment-Oriented Use Group

Temporary Lodging Use Group

Commercial Outdoor Recreation Use Group

Wholesale Sales Use Group

4-4403. **Conditional Uses.** The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use Permit is issued pursuant, to *Section 3-3300* of this Ordinance.

- A. Go-cart tracks.
- B. Motor freight terminals.
- C. Towers other than wireless facilities, exceeding one-hundred (100) feet in height, and related facilities, in accordance with *Subsection 3-3310.B.1.* (G.O. 5094, 7/9/01)
- D. Truck stops.
- E. Emergency shelters and transitional service shelters for fifty (50) or fewer residents, in accordance with *Subsection 3-3310.B.5.* (G.O. 4763, 12/15/97) (G.O. 5516, 1/23/06)
- F. Soup kitchens. (G.O. 4763, 12/15/97)
- G. Tier V wireless facilities in accordance with *Section 5-2600.* (G.O. 5094, 07/09/01)
- H. Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a three hundred (300) foot radius from a building used for a church, school, hotel, or motel, or from a property zoned residential or a building used for residential purposes, or closer than a one hundred (100) foot radius from a building used for a restaurant. (G.O. 5471, 06/27/05)
- I. Increase permitted floor area ratio to 1.5 for all permitted and conditional uses in the IC District. (G.O. 5773, 8/11/09)